

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: North Hills 3rd Addition Final Plat No. 02026 **DATE:** September 19, 2002

PROPOSAL: A final plat consisting of 96 lots and one outlot.

LAND AREA: 107.89 acres, more or less.

CONCLUSION: The final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "A", North Hills 2nd Addition, located in Section 1, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Generally located at N. 14th and Morton Avenue

APPLICANT: Thomas White, 2001 Pine lake Road, Suite 100, (402)421-1267
John Brager, 5900 S. 58th Street, (402)421-1627
Gerald Schleich, 3901 Normal Boulevard, (402)436-3111

OWNER: Same

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: R-3, Residential and B-2 Planned Neighborhood Business District

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Acreage and undeveloped	AG, Agriculture
South:	Residential, acreage	R-3 and R-4 Residential
East:	Residential, acreage	R-3 and R-4 Residential
West:	Undeveloped	R-3 Residential

HISTORY: North Hills Preliminary Plat #99009 was approved on **August 11, 1999** by the Planning Commission.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Agreement for Escrow of Security Funds have been accepted for the completion of sidewalks, street trees street name signs and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Becky Horner
Planner

attachments: Information from the applicant.
Technical information.

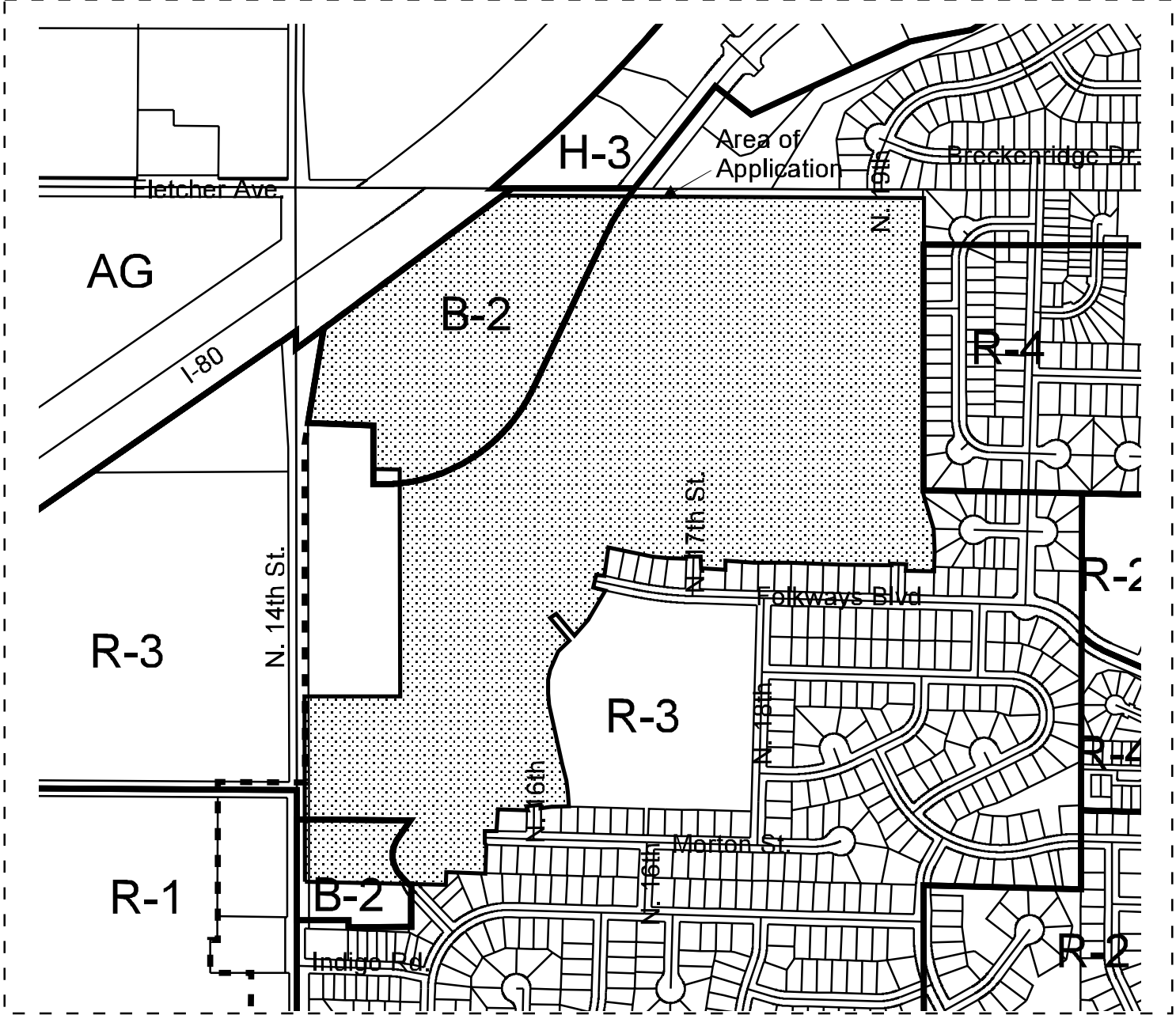
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**Final Plat #02026
North Hills 3rd Addition
No. 14th & I-80**



Photograph Date: 1997

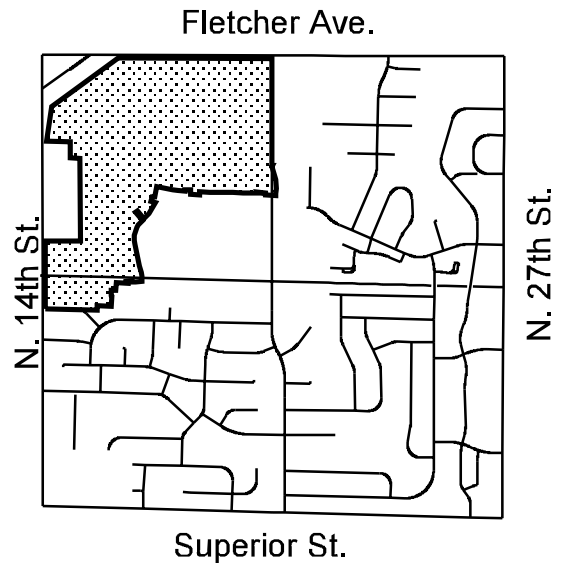
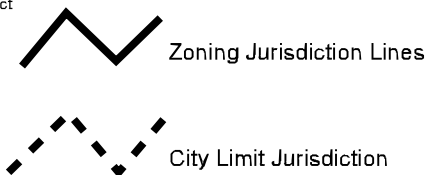


Final Plat #02026
North Hills 3rd Addition
No. 14th & I-80

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 1 T10N R6E



NORTH HILLS 3RD ADDITION

FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 99009 FOR NORTH HILLS ADDITION

NORTHWEST CORNER
SEC. 1-T10N-R6E

INTERSTATE HWY. NO. 80
979.29'(M)
979.30'(R)
N53°25'21"E
979.29'(M)
979.30'(R)

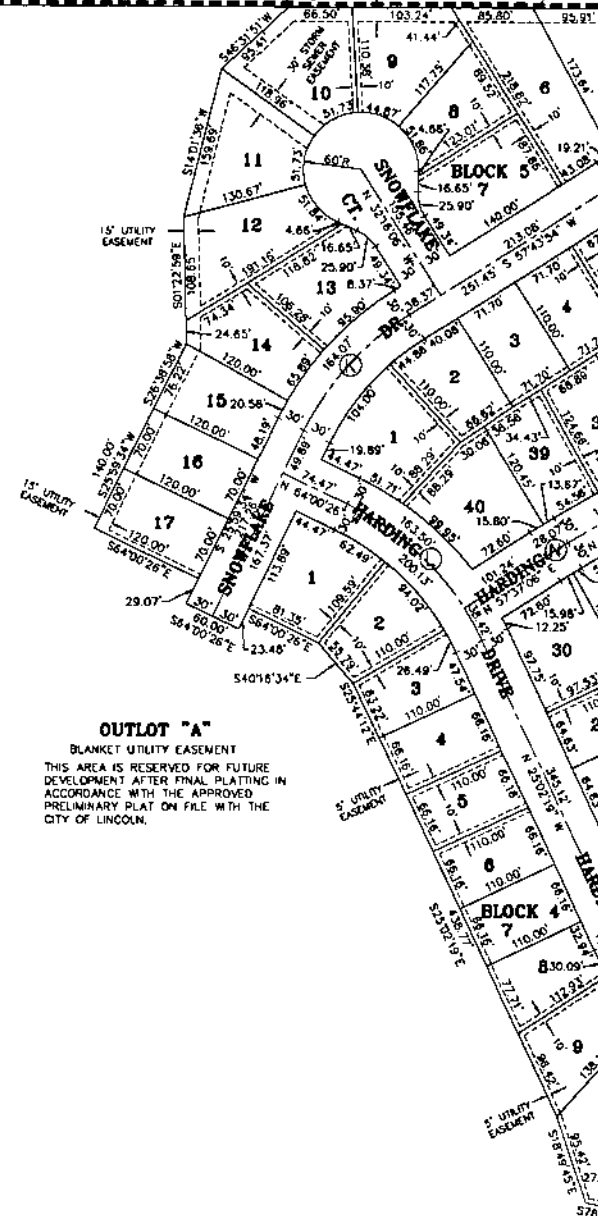
CURVE DATA

A Δ=03°31'47" R=280.00 L=17.25 T=8.65 C=17.25 CB=S49°35'33"W	F Δ=22°48'00" R=300.00 L=119.36 T=60.49 C=118.59 CB=N11°26'19"W	K Δ=31°44'19" R=300.00 L=156.16 T=85.28 C=164.07 CB=S41°51'44"W
B Δ=01°58'31" R=370.00 L=12.76 T=6.38 C=12.75 CB=S50°42'11"W	G Δ=18°42'36" R=250.00 L=81.64 T=41.19 C=81.28 CB=N09°23'37"W	L Δ=38°58'06" R=300.00 L=204.04 T=106.14 C=200.13 CB=N44°31'22"W
C Δ=00°54'54" R=630.00 L=10.00 T=5.00 C=10.00 CB=N03°29'06"W	H Δ=12°47'48" R=290.00 L=64.77 T=32.52 C=64.84 CB=N12°21'01"W	M Δ=65°00'00" R=200.00 L=226.89 T=127.41 C=214.92 CB=N57°32'19"W
D Δ=01°42'15" R=570.00 L=16.96 T=8.48 C=16.96 CB=S03°05'15"E	I Δ=19°02'39" R=150.00 L=49.86 T=25.16 C=49.63 CB=S80°39'42"W	N Δ=2°40'50" R=600.00 L=28.07 T=14.04 C=28.07 CB=N58°57'31"E
E Δ=24°29'37" R=299.89 L=128.20 T=65.09 C=127.23 CB=N10°35'30"W	J Δ=32°27'08" R=300.00 L=169.82 T=87.51 C=167.86 CB=S73°57'28"W	O Δ=24°22'44" R=300.00 L=127.65 T=64.80 C=126.69 CB=S79°21'03"W

SCALE: 1"=100'



1723.07'(M)
1722.92'(R)
S89°49'20"E



OUTLOT "A"

BLANKET UTILITY EASEMENT
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER FINAL PLATTING IN
ACCORDANCE WITH THE APPROVED
PRELIMINARY PLAT ON FILE WITH THE
CITY OF LINCOLN.

OUTLOT "A"

BLANKET UTILITY EASEMENT

SHEET 2 OF 7

100287-2

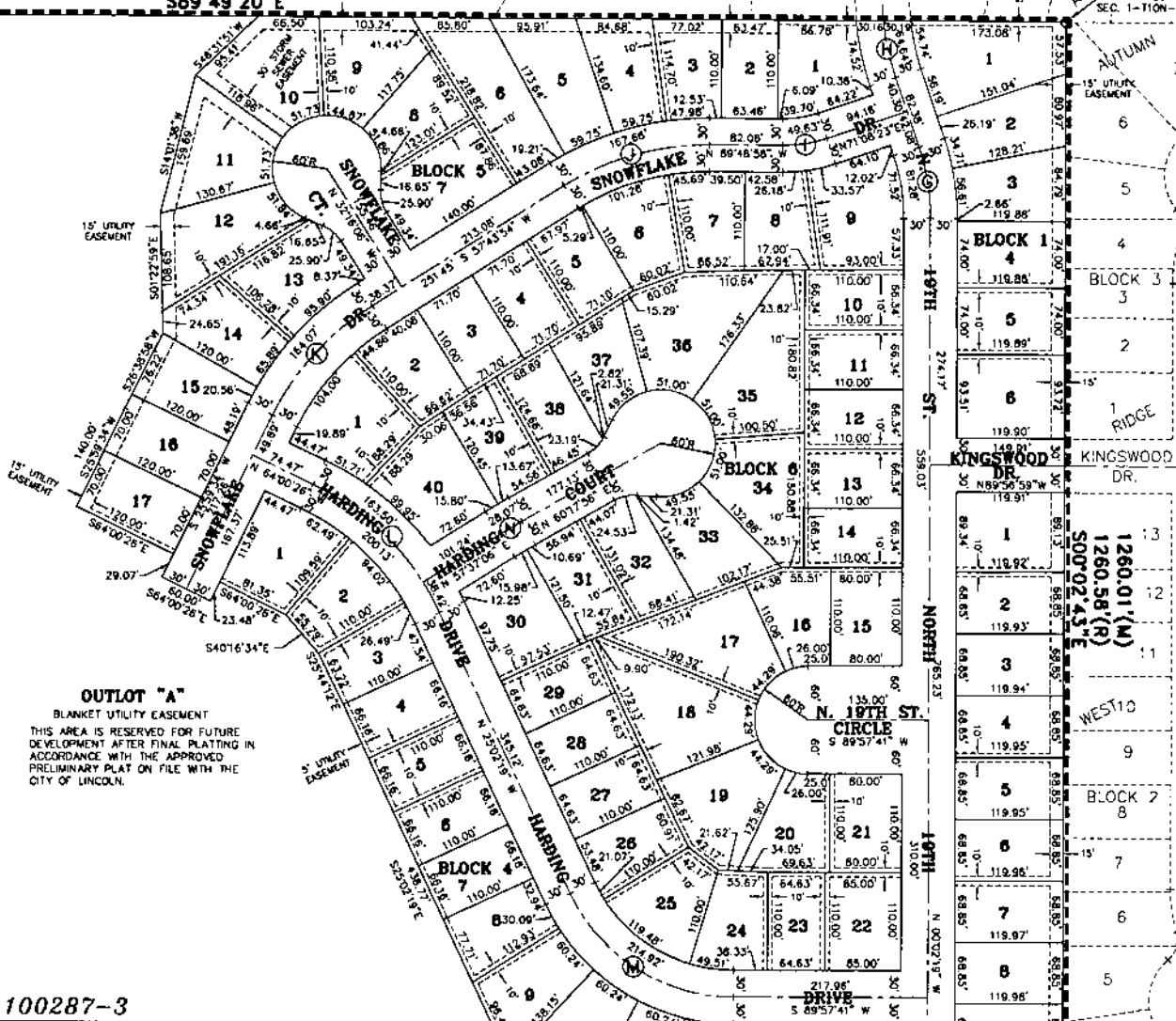
NORTH HILLS 3RD ADDITION

FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 99009 FOR NORTH HILLS ADDITION

SCALE: 1"=100'

1723.07'(M)
1722.92'(R)
S89°49'20"E



LOT AREA TABLE					
BLOCK 1			BLOCK 5 CONT.		
LOT NUMBER	AREA IN SF	AREA IN AC	LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	13,548.34 SF	0.3110 AC	LOT 11	11,688.65 SF	0.2679 AC
LOT 2	9,632.55 SF	0.2212 AC	LOT 12	11,900.11 SF	0.2732 AC
LOT 3	8,296.92 SF	0.2020 AC	LOT 13	10,833.85 SF	0.2487 AC
LOT 4	8,871.15 SF	0.2037 AC	LOT 14	9,398.30 SF	0.2158 AC
LOT 5	8,871.80 SF	0.2037 AC	LOT 15	8,674.01 SF	0.1981 AC
LOT 6	11,225.25 SF	0.2577 AC	LOT 16	8,400.03 SF	0.1928 AC
BLOCK 2			LOT 17	8,400.03 SF	0.1928 AC
LOT 1	10,599.85 SF	0.2456 AC	BLOCK 6		
LOT 2	8,256.91 SF	0.1896 AC	LOT 1	11,156.73 SF	0.2561 AC
LOT 3	8,257.46 SF	0.1896 AC	LOT 2	9,398.05 SF	0.1928 AC
LOT 4	8,258.02 SF	0.1896 AC	LOT 3	7,886.55 SF	0.1811 AC
LOT 5	8,258.58 SF	0.1896 AC	LOT 4	7,886.55 SF	0.1811 AC
LOT 6	8,259.13 SF	0.1896 AC	LOT 5	7,886.55 SF	0.1811 AC
LOT 7	8,259.69 SF	0.1896 AC	LOT 6	7,886.55 SF	0.1811 AC
LOT 8	8,260.25 SF	0.1896 AC	LOT 7	7,886.55 SF	0.1811 AC
LOT 9	8,260.80 SF	0.1896 AC	LOT 8	7,886.55 SF	0.1811 AC
LOT 10	8,261.36 SF	0.1896 AC	LOT 9	7,886.55 SF	0.1811 AC
LOT 11	9,159.27 SF	0.2103 AC	LOT 10	7,886.55 SF	0.1811 AC
LOT 12	8,431.49 SF	0.1931 AC	LOT 11	7,886.55 SF	0.1811 AC
LOT 13	9,431.28 SF	0.2165 AC	LOT 12	7,886.55 SF	0.1811 AC
LOT 14	9,092.36 SF	0.2087 AC	LOT 13	7,886.55 SF	0.1811 AC
LOT 15	9,290.38 SF	0.1903 AC	LOT 14	7,886.55 SF	0.1811 AC
BLOCK 3			LOT 15	8,800.00 SF	0.2020 AC
LOT 1	9,245.71 SF	0.2123 AC	LOT 16	8,321.42 SF	0.1910 AC
LOT 2	8,420.59 SF	0.1474 AC	LOT 17	15,240.36 SF	0.3040 AC
BLOCK 4			LOT 18	15,113.58 SF	0.3470 AC
LOT 1	10,841.59 SF	0.2443 AC	LOT 19	12,093.59 SF	0.2776 AC
LOT 2	8,352.05 SF	0.1919 AC	LOT 20	8,683.06 SF	0.1983 AC
LOT 3	7,571.17 SF	0.1738 AC	LOT 21	8,800.00 SF	0.2020 AC
LOT 4	7,277.60 SF	0.1671 AC	LOT 22	9,350.00 SF	0.2146 AC
LOT 5	7,277.60 SF	0.1671 AC	LOT 23	7,109.49 SF	0.1632 AC
LOT 6	7,277.60 SF	0.1671 AC	LOT 24	7,986.88 SF	0.1830 AC
LOT 7	7,277.60 SF	0.1671 AC	LOT 25	9,182.81 SF	0.2110 AC
LOT 8	7,277.60 SF	0.1671 AC	LOT 26	7,463.57 SF	0.1713 AC
LOT 9	9,444.13 SF	0.2189 AC	LOT 27	7,109.63 SF	0.1632 AC
LOT 10	13,983.79 SF	0.3210 AC	LOT 28	7,109.63 SF	0.1632 AC
LOT 11	13,875.57 SF	0.3185 AC	LOT 29	7,109.63 SF	0.1632 AC
LOT 12	11,532.31 SF	0.2647 AC	LOT 30	10,737.25 SF	0.2465 AC
LOT 13	9,847.03 SF	0.2261 AC	LOT 31	8,517.78 SF	0.1955 AC
LOT 14	9,885.70 SF	0.2269 AC	LOT 32	9,157.09 SF	0.2102 AC
LOT 15	7,879.40 SF	0.1809 AC	LOT 33	10,376.01 SF	0.2382 AC
LOT 16	10,854.82 SF	0.2446 AC	LOT 34	12,253.10 SF	0.2813 AC
BLOCK 5			LOT 35	15,266.12 SF	0.3481 AC
LOT 1	9,602.03 SF	0.2205 AC	LOT 36	15,266.12 SF	0.3481 AC
LOT 2	8,989.50 SF	0.1605 AC	LOT 37	8,685.06 SF	0.1984 AC
LOT 3	7,651.34 SF	0.1757 AC	LOT 38	8,641.53 SF	0.1984 AC
LOT 4	8,765.79 SF	0.2012 AC	LOT 39	8,540.97 SF	0.1961 AC
LOT 5	11,235.24 SF	0.2579 AC	LOT 40	11,236.47 SF	0.2580 AC
LOT 6	13,316.83 SF	0.3057 AC	OUTLOTS		
LOT 7	12,070.32 SF	0.2771 AC	LOT NUMBER	AREA IN SF	AREA IN AC
LOT 8	8,173.26 SF	0.1876 AC	LOT "A"	3,558.64 SF	0.0814 AC
LOT 9	10,932.41 SF	0.2510 AC			
LOT 10	12,447.69 SF	0.2858 AC			

*NORTH HILLS
3RD ADDITION*

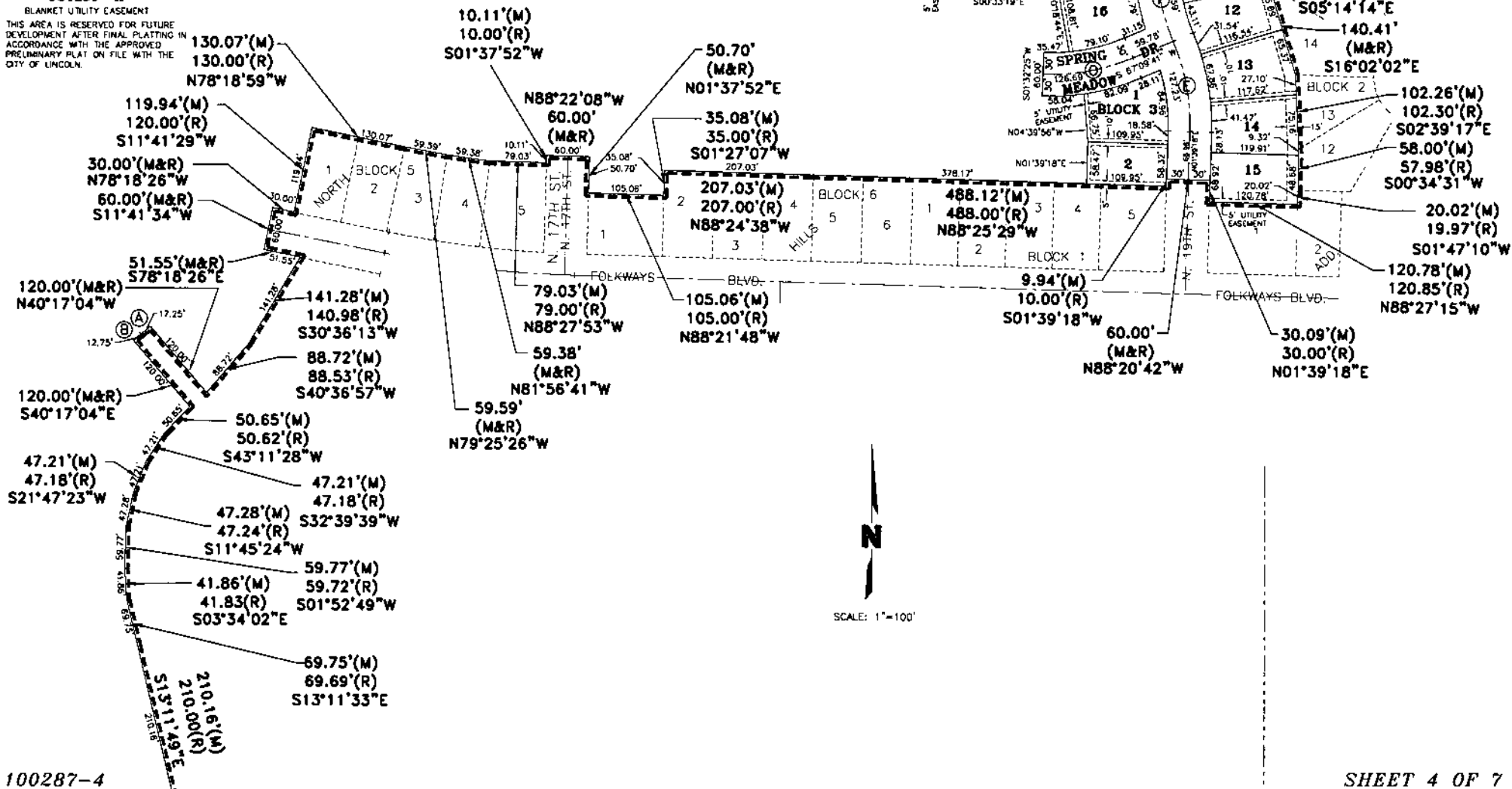
FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 99009 FOR NORTH HILLS ADDITION

OUTLOT "A"

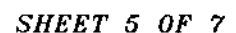
BLANKET UTILITY EASEMENT

THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT AFTER FINAL PLATTING IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.



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OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

15 May 2002

Mr. Kent Morgan
Interim Planning Director
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: North Hills 3rd Addition
Final Plat
OA Project No.2-2002-0257

Dear Kent:

Enclosed are 12 prints of the above referenced Final Plat, a check in the amount of \$870.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located at North 14th St. and Morton St., in Section 1, T10N, R6E, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the City Treasurer and an ownership certificate is being prepared by Union Title Service.

The proposed plat consists of 96 lots and 1 outlot. The Owner and Developer of this property are Mr. John C. Brager, President of Construction Division for Ridge Development Company, 5900 South 58th St., Lincoln, NE 68516, Phone No. (402) 421-1627, Mr. Thomas E. White, President of Development Division for Ridge Development Company, 2001 Pine Lake Road, Suite 100, Lincoln, NE 68512, Phone No. (402) 421-1627, and Mr. Gerald Schleich, President of Southview Inc., 3901 Normal Blvd, Suite #203, Lincoln, NE 68506-5250, Phone No. (402) 436-3111.

Please contact me if you have any questions or require additional information.

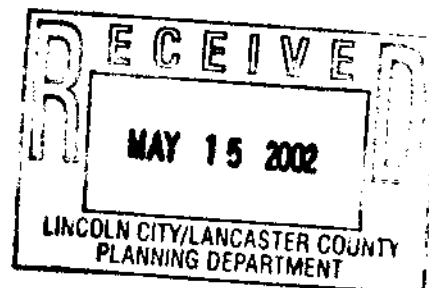
Sincerely,



Michael R. Johnson, R.L.S.

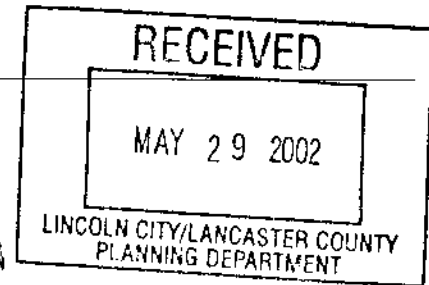
Encls.

cc: John C. Brager DaNay Kalkowski
Thomas E. White Chad Blahak
Gerald L. Schleich



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M e m o r a n d u m



To: Becky Horner, Planning

From: Charles W. Baker, Public Works and Utilities

Subject: North Hills 3rd Addition Final Plat #02026

Date: May 28, 2002

cc: Allan Abbott
Roger Figard
Nicole Fleck-Tooze
Nick McElvain
Mark Bauer

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for North Hills 3rd Addition located north of North 19th and Folkways Boulevard. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$116,200 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$444,500 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$127,500 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$177,600 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.
- Ornamental Lighting - An estimate of \$42,000 has been calculated in conjunction with a proposed executive order by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- Sidewalks - A \$112,300 bond should be required for the construction of the sidewalks within this addition.

Becky Horner, Planning

Page 2

May 28, 2002

- Survey Markers - A \$7,200 bond should be required to guarantee the placement of the permanent survey markers within this addition as required in the Surveyor's Certificate where temporary markers have been placed.
- Street Signs - A \$920 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: June 21, 2002
TO: Becky Horner
SECTION: Planning
FROM: Steve Nosal
SUBJECT: North Hills Third Addition Final Plat #02026
CC:

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the North Hills Third Addition Final Plat #02026 is as follows according to the landscape plan dated 6/11/02

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
Snowflake Ct.	7	1"cal.B&B or cont. Pyrus calleryana	220.00	1540.00
		"Chanticleer Pear"		
Snowflake Dr.	28	1"cal.B&B or cont. Tilia cordata	220.00	6160.00
		"Greenspire Linden"		
Harding Ct.	11	1"cal.B&B or cont. Malus sp.	220.00	2420.00
		"Prairifire Crab"		
Harding Dr.	31	1"cal.B&B or cont. Fraxinus pennsylvanica	220.00	6820.00
		"Patmore Ash"		
Spring Meadow Dr.	4	1"cal.B&B or cont. Acer ginnala	220.00	880.00
		"Flame Amur Maple"		
N. 19th St. Circle	7	1"cal.B&B or cont. Malus sp.	220.00	1540.00
		"Harvest Gold"		
N. 19th St.	42	1"cal.B&B or cont. Fraxinus pennsylvanica	220.00	9240.00
		"Marshall's Seedless Ash"		
Kingswood Cr.	4	1"cal.B&B or cont. Acer platanoides	220.00	<u>880.00</u>
		"Columnar Norway Maple"		
TOTAL.....				<u>\$29480.00</u>

*Includes labor and materials for planting.